

RESOLUTION NO. R-02-2011

A Resolution of the Mayor and Town Council for Kensington, Maryland, Supporting Transmission by the Montgomery County Planning Board of an Alternative Set of Commercial/Residential (CR) Zones to Include the Two Additional Concepts of CRN and CRT

Whereas, the Commercial/Residential ("CR") Zone has been adopted by the Montgomery County Council and this zone has been approved for the Kensington Sector Plan; and

Whereas, the Mayor and Council have determined that the standard CR Zone, which was intended to apply to a number of pending area plans including Takoma Park/Langle and Wheaton, is not sufficiently adapted for the Town of Kensington and they have suggested amendments thereto to the Maryland-National Capital Park and Planning Commission staff ("Planning Staff") and the Montgomery County Planning Board ("Planning Board") as well as to the County Council; and

Whereas, on December 3, 2010 the Planning Board transmitted a CR Zone Text Amendment ("ZTA") to the County Council which would apply to the Town; and

Whereas, after discussion with County Council members, it was agreed that Planning Staff would attempt to develop the ZTA language further; and

Whereas, in response, Planning Staff in a Memorandum dated December 22, 2010, which has been amended, have proposed two new CR Zone contexts, which are the CR Neighborhood ("CRN") and CR Town ("CRT"), while maintaining the current CR Zone for Metro contexts; and

Whereas, the Council determined that it should support the further exploration of the CRT and CRN contexts by the Planning Board, in conjunction with the current CR Zone, subject to further discussion and refinement.

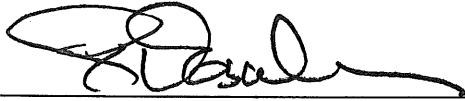
Whereas, the Planning Staff has refined the proposed CRT and CRN Zones, and this has been further considered by the Planning Board, with final review scheduled to take place on March 10, 2011 prior to transmission to the County Council; and

Whereas, the CRT and CRN Zone proposals have been drafted to further support the Town's previously adopted priorities of mandatory Design Guidelines, optional building lot termination ("BLT") easements, a parking lot district or shared parking program established by municipal resolution and certain designated incentive density public benefit categories, and also proposed increased minimum parking requirements and reducing incentive points for service by MARC, and a public benefits system based on points which also requires that benefits be provided from more categories.

Whereas, the Council has determined that it should support the transmission of the current draft of the Zoning Text Amendment by the Planning Board to the County Council.

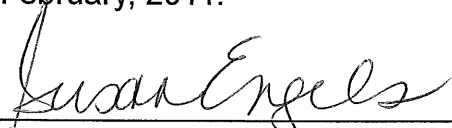
Now Therefore Be It Resolved that the Council of the Town of Kensington generally supports the Planning Board's transmission of the Zoning Text Amendment to include the CRT and CRN Zones, as currently proposed, to the County Council for adoption.

Adopted by the Town of Kensington Council, in public meeting assembled, this 28th day of February, 2011.

A handwritten signature in black ink, appearing to read "P. Fosselman", written over a horizontal line.

Peter Fosselman, Mayor

This to certify that the foregoing Resolution was adopted by the Town Council in public meeting assembled on the 28th day of February, 2011.

A handwritten signature in black ink, appearing to read "Susan Engels", written over a horizontal line.

Susan Engels, Clerk-Treasurer